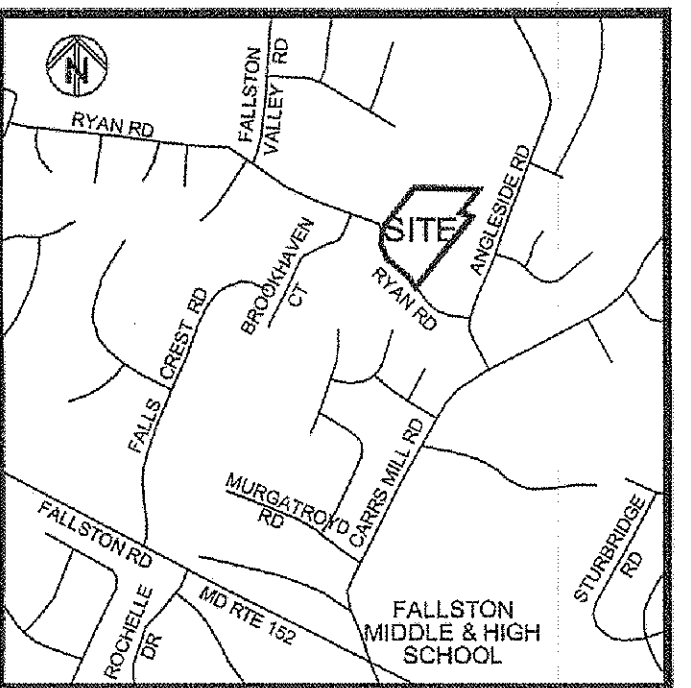
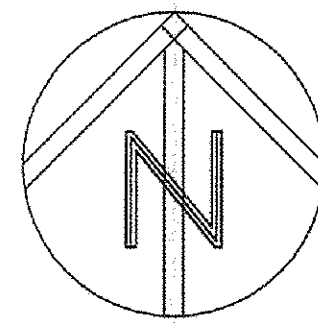


1. OWNER/DEVELOPER INFORMATION: C/O DENNIS REIMANN
1604 HARFORD ROAD
FALLSTON, MD 21047
PHONE: (410) 688-0065

2. PROPERTY DATA:
SITE ADDRESS: 1347 RYAN ROAD, FALLSTON, MD 21047
TAX INFO: MAP: 0048 GRID: 2B PARCEL: 249 # 121
DEED REF.: NO.: 1018Q/00487

3. AREA COMPUTATIONS:
PARCEL 249: 11.905 AC. +/-
PARCEL 121: 1.235 AC. +/-
GROSS SITE AREA 13.140 AC. +/-
ROAD IMPROVEMENT R-O-W: 0.200 AC. +/-
NET SITE AREA: 12.940 AC. +/-
(PER SURVEY BY HIGHLAND SURVEY ASSOC. INC.)

4. EXISTING ZONING: RR - CONVENTIONAL



VICINITY MAP
SCALE: 1" = 2000'

1. LAND USE:
EXISTING: ONE (1) SINGLE FAMILY DWELLING
PROPOSED: SIX (6) NEW LOTS-CONVENTIONAL
DENSITY: GREATER THAN 2 ACRES PER LOT
NOTE: DEVELOPMENT RIGHTS ARE TO BE TRANSFERRED
PERMITTING THE PROPOSED DEVELOPMENT DENSITY, REFER
TO DOCUMENTATION FOUND AT THE DEP. OF PLANNING &
ZONING.

2. MINIMUM BUILDING SETBACKS:
FRONT: 40'
SIDE: 20'
REAR: 50'
LOT WIDTH: 125'

3. LOT AREA TABLE:

LOT 1:	2.06 AC. +/-
LOT 2:	2.01 AC. +/-
LOT 3:	2.05 AC. +/-
LOT 4:	2.64 AC. +/-
LOT 5:	2.10 AC. +/-

PLAN TYPE P
PLAN NO. 13-109
SERIES NO. 1
DATE 9/4/13
DADC/DUE 10/2/13

4. PARKING REQUIREMENTS: MIN. 2 SPACES PER DWELLING

5. LANDSCAPE PLAN NOTE:
BASED UPON THE CURRENT SUBDIVISION DESIGN AND
ASSOCIATED IMPROVEMENTS A LANDSCAPE PLAN IS NOT
REQUIRED.

6. UTILITIES:
PRIVATE SEPTIC
PRIVATE WATER
NOTE: PERC. TESTS HAVE CONDUCTED IN THE FIELD
AND APPROVED BY THE HEALTH DEPARTMENT.

7. SWM NOTE: SWM PRACTICES SHOWN ARE CONCEPTUAL AND ARE
SUBJECT TO CHANGE PER FINAL CONSTRUCTION PLAN DRAWINGS.

8. COUNTY ROAD ACCESS NOTE:
A SITE MEETING WAS HELD WITH MR. JOHN SCHULTZ OF THE
HCPW ON MAY 31, 2013 AT WHICH TIME IT WAS DETERMINED
THAT THE EXISTING ACCESS TO THE PROPERTY VIA THE MAC.
DRIVE LOCATED ADJACENT TO THE WESTERN TRACT BOUNDARY
WAS DESIGNED AS PART OF THE BRIDGE IMPROVEMENTS IN
ACCORDANCE WITH CURRENT ENTRANCE REQUIREMENTS FOR A
PROPOSED COMMON DRIVE AS FOLLOWS:
TRAVEL DISTANCE: 335'
STOPPING DISTANCE: 200'

9. IMPERVIOUS SURFACE TABULATIONS:
DWELLINGS, SIDEWALKS, ETC.: 18,000 S.F. OR 0.41 AC. +/-
PRIVATE DRIVEWAYS: 10,100 S.F. OR 0.23 AC. +/-
COMMON DRIVEWAY: 7,000 S.F. OR 0.16 AC. +/-
TOTAL: 35,100 S.F. OR 0.81 AC. +/-

10. FOREST IMPACT TABULATIONS:
EXISTING FOREST: 9.5 AC. +/-
PROPOSED IMPACT: 3.5 AC. +/-
FOREST RETENTION: 6.0 AC. +/-
REFORESTATION: 0.0 AC. +/-

11. FINAL LOCATION FOR FIRE HYDRANTS, VALVES, WATER LINES, SEWER LINES,
PUMP STATIONS, ETC. SHALL BE DETERMINED AT CONSTRUCTION PLAN
DRAWINGS.

1. EXISTING FOREST COVER:	9.5 AC. +/- (A)
2. CONTIGUOUS FOREST:	LESS THAN 100 AC. +/-
3. FOREST SAMPLE PLOTS:	MIN. OF 2 PLOTS PER STAND
4. R, T & SPECIES:	N/A
5. HISTORICAL/CULTURAL FEATURES:	N/A
6. 100 YEAR FLOOD PLAIN:	SHOWN PER GIS DATA
7. NONTIDAL WETLANDS/BUFFERS/WRD:	MAP NO. 2402SC0141 D
8. STEEP SLOPES:	REFER TO PLAN VIEW (B)
9. SPECIMEN TREES:	REFER TO PLAN VIEW
10. BASE SURVEY MAP INFORMATION:	HIGHLAND SURVEY A550C.

A. EXTENT OF EXISTING FOREST COVER IS BASED UPON AERIAL PHOTOS & FIELD EVALUATION.

B. LIMIT OF NRD BOUNDARIES ARE BASED UPON GIS DATA, FIELD SURVEY AND FIELD EVALUATION. THE LIMIT OF NON-TIDAL WETLANDS HAVE BEEN SHOWN BASED UPON FIELD ESTIMATE AS THEY ARE EITHER LOCATED OFF-SITE OF CONTAINED WITHIN THE EXISTING STREAM CHANNEL:

NONTIDAL WETLANDS	0.04 AC. +/- (0.3% OF NET SITE)
75' WET./STREAM BUFFER	3.90 AC. +/- (30.5% OF NET SITE)
25% NRD SLOPES	1.08 AC. +/- (8.4% OF NET SITE)
TOTAL NRD AREA	5.02 AC. +/- (39.2% OF NET SITE)

SOIL LIMITATIONS CHART:			
SYM	SOIL ASSOCIATION	DRAINAGE	CONSTRAINTS
Cu	CORDURUS SILT LOAM	POOR	HYDRIC/HIGHLY ERODIBLE
Gn	GLONVILLE SILT LOAM	POOR	POTENTIALLY HYDRIC
Mb5E	MANOR LOAM	GOOD	HIGHLY ERODIBLE
MbC2	MANOR LOAM	GOOD	HIGHLY ERODIBLE
MbD2	MANOR LOAM	GOOD	HIGHLY ERODIBLE
MbD3	MANOR LOAM	GOOD	HIGHLY ERODIBLE

Biota llc.

642 AIKEN AVENUE - PERRYVILLE, MD 21903
(443) 904-4646
e.biota@gmail.com

No.	REVISIONS	DATE	BY	PRELIMINARY PLAN	DESIGN CAD	SCALE 1" = 50'
					DRAWN	
				RYAN'S RIDGE	CAD	
					CHECKED	SHEET 1 OF 1
					BFB	
				3rd ELECTION DISTRICT HARMFORD COUNTY, MARYLAND	DATE 9/3/13	JOB No. 13-001